

ORDINANCE NO. 030605-26

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7600 BURLESON ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLANNING AREA FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (IP-CO-NP) COMBINING DISTRICT TO INDUSTRIAL PARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (IP-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district to industrial park-conditional overlay-neighborhood plan (IP-CO-NP) combining district on the property described in Zoning Case No.C14-03-0040, on file at the Neighborhood Planning and Zoning Department, as follows:

A 6.95 acre tract of land, more or less, out of Lot 5, Ludwig Two Subdivision, a subdivision in the City of Austin, Travis County, the tract of land more particularly described in Document No. 200100311, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 7600 Burleson Road, in the City of Austin, Travis County, Texas and generally identified on the map attached as Exhibit "A".

PART 2. The Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 3. The following conditional overlay applies to Property that has an open waterway with an upstream drainage area between 64 acres and 320 acres that existed on October 10, 2002:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to utility crossings, hike and bike trails, driveway crossings and roadway crossings, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on June 16, 2003.

PASSED AND APPROVED

June 5, 2003

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Gustavo L. Garcia

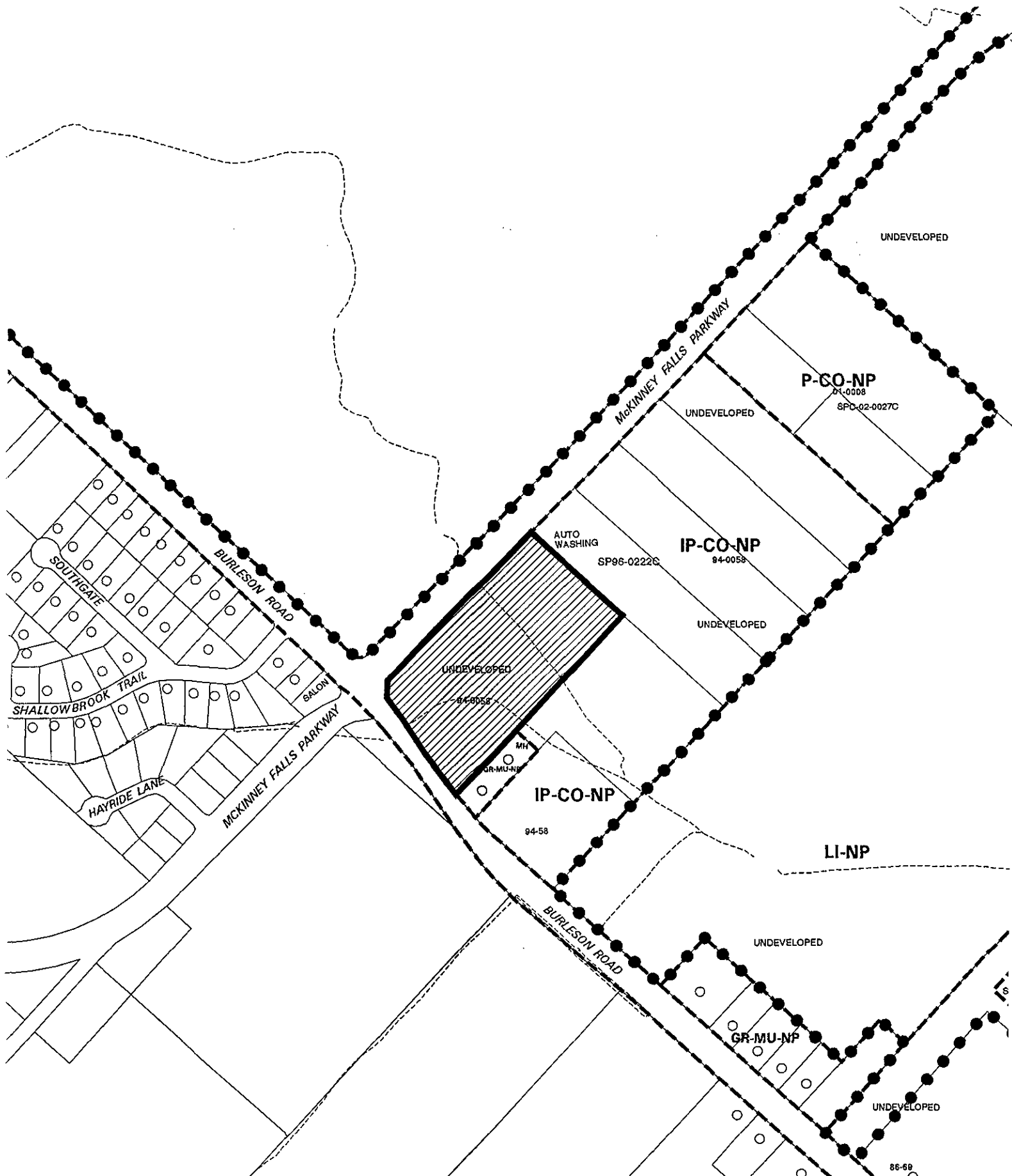
Gustavo L. Garcia
Mayor





APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING <i>EXHIBIT A</i> CASE #: C14-03-0040 ADDRESS: 7600 BURLESON ROAD SUBJECT AREA (acres): 6.950	DATE: 03-03 INTLS: SM	CITY GRID REFERENCE NUMBER L15 L16
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				

[REDACTED]